



PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: AUGUST 7, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP22-068 (QUAIL RANCH PARCEL B3)**

CASE COORDINATOR: Lindsey Randall

Executive Summary:

Requesting approval of a Final Plat for an approximately 59.306 acre subdivision consisting of 193 lots within the CR-3/PAD and R-7/PAD zoning districts per PZ-PD-007-13. A portion of a 272.872-acre residential development with 955 lots located at the south of Hash Knife Draw Road alignment and west of Quail Run Lane.

If This Request is Approved:

The applicant will be allowed to proceed with construction.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval with attached stipulations related to Planning and Zoning Commission approval of Tentative Plat (S-040-17).

LEGAL DESCRIPTION: Located in the North half of Section 2, Township 3 South, Range 8 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: Jen Arizona 55 LLC (Michael Jesberger)

APPLICANT: CVL Consultants (Heidi Tilson)

LOCATION: Located south of Hash Knife Road and West of Quail Run Lane in the San Tan Valley Area.

SIZE: 59.306 acre project area.

EXISTING ZONING AND LAND USE: The subject is currently zoned CR-3/PAD and R-7/PAD and is currently vacant.

COMMISSION ACTION (S-040-17) The Commission approved the Tentative Plat for Quail Ranch on May 17, 2018.

COMMUNITY DEVELOPMENT
Planning Division

S-040-17 STIPULATIONS:

1. The applicant/owner shall develop the 955 lot subdivision in accordance with the subdivision submittal documents for Quail Ranch and in accordance with all applicable criteria of Titles 2 & 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning cases (PZ-007-13, PZ-PD-007-13), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
3. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code.
4. Prior to Final Plat approval, the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider, together with associated documentation that:
 - a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
 - b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN)**.
 - c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208)**.
5. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines.
6. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
7. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas.
8. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans.
9. The secondary access shown on the western boundary will require an access easement from the adjacent property owner(s). This access will require the approval of the fire department and the easement shall be recorded prior to the Final Plat approval.
10. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern.